

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: 1008232

Property Description/Address:

Jacks High Country Inc. requests a special exception to Section 14-16-2-6(D)(2)(a): A variance of 950 square feet to the minimum lot area requirement of 5,000 square feet for all or a portion of Lot(s) 12A, Block(s) 2, Gardner Addition, zoned R-1, located on 4501 3rd St. N@ (G14).

Date Submitted: Wednesday, March 31, 2010

Submitted By: Tonya Covington

Meeting Date/Time: Tuesday, March 30, 2010 at 6:30 pm

Meeting Location: North Fourth Arts Center, 4904 4th Street NW, Albuquerque, NM

Facilitator: Tonya Covington

Co-facilitator: Gregory Lay

Parties:

- Planner/Hearing Board Contact: Lucinda Montoya 924-3918 lucindamontoya@cabq.gov
- Agent/Applicant: Mr. Spillman
- Developer/Applicant: Shawnee Pedroncelli
- Affected Neighborhood Associations:
 - The Greater Gardener Neighborhood Association
 - North Fourth Camino Real Merchants Assoc. (declined)

Background/Meeting Summary:

The property owner wants to divide her property, located on 4501 3rd St. NW, into two lots and sell off the unused back lot, which includes a driveway. The minimum lot area is 5,000 feet but the lot in question is 950 feet smaller and thus the special exception request. The zoning would remain R-1.

Outcome:

Neighbors were concerned that a new owner might put a mobile home on the lot. Owner stated that she also would not like to see a mobile home on the lot since she will continue living on the front lot. Neighbors suggested that the owner try to get a stipulation put into the variance that disallows mobile homes. Owner agreed to ask the city if that was possible. Neighbors had no other objections and wished the owner good luck. The Greater Gardener Neighborhood Association.

Unresolved Issues & Concerns: None

Meeting Specifics:

Mr. Spillman presented the letter sent to the City Zoning Board, requesting a special exception variance, based on lot length at 150'. Back portion of property isn't in use, creating hardship for

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owner. A lot a block north was similarly divided. One block south, Dells Highway Park with lot size of 2300 sq ft, which was allowed. We feel variance would allow the vacant property to be sold, taking hardship off the client. Property is 4501 Third Street is zoned R-1. If sold, zoning would stay the same.

Neighbors – Questioned if mobile homes could be located in R-1.
No one present was certain of the answer.

Owner has no intention of building on the property and will reside in the house at the front of the property. There is driveway provides access to the rear part of the property. Back part of the property is 950 feet short of the required 5,000 foot lot size. This is the first step in the process and signs have been posted as required. Mr. Spillman is available for further questions.

City provided notification to neighborhood contacts. Neighborhood Association president reported no negative responses from neighbors.

Neighbors state that if no mobile homes are allowed on the property, the variance would be acceptable.

Agent stated that property owner is motivated to limit use to non-mobile home use.

Property owner agreed to include a non-mobile home restriction in any sales agreement, if allowed.

Neighbors questioned the height restrictions in R1?
Neighborhood Association president stated it was 26 feet high.

The Greater Gardener Neighborhood Association president stated that they had no objections.

Application Hearing Details: Hearing scheduled for April 20, 2010

1. Hearing Time:
 - a. The Commission will begin hearing applications at 8:30 a.m.
 - b. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
2. Hearing Process:
 - a. Comments from facilitated meetings will go into a report which goes to the City Planner.
 - b. City Planner includes facilitator report in recommendations.
 - c. The Commission will make a decision and parties have 15 days to appeal the decision.
3. Resident Participation at Hearing:
 - a. Written comments must be received by Tuesday, April 6, 2010 and may be sent to: Lucinda Montoya, 924-3918, Lucindamontoya@cabq.gov, 600 2nd St., 3rd floor, Albuquerque, NM, 87102

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Names & Addresses of Attendees:

Shannon Beaucaire	City of Albuquerque
Jack Spillman	Agent
Shawnee Pedroncelli	Applicant
Herman Pedroncelli	Applicant
Jes Jolley	Neighbor
Deb Jolley	Neighbor
Kyle Silber	Greater Gardner Neighborhood Association